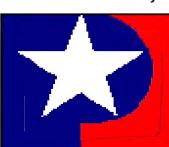


007.0 0006 0024.0

1 of 1
CARD

Residential
ARLINGTON

APPRAISED: 996,900 / 996,900
USE VALUE: 996,900 / 996,900
ASSESSED: 996,900 / 996,900



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35-37		ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DI DOMENICO GAETANO-ELISA

Owner 2:

Owner 3:

Street 1: 35 ALFRED RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2690 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5706		Sq. Ft.	Site		0	80.	1.04	1									472,945						472,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5706.000	524,000		472,900	996,900		6834
							GIS Ref
							GIS Ref
							Insp Date
							02/14/18

USER DEFINED

Prior Id # 1:	6834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	18:56:14
ekelly	
734	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	524,000	0	5,706.	472,900	996,900		Year end	12/23/2021
2021	104	FV	501,300	0	5,706.	472,900	974,200		Year End Roll	12/10/2020
2020	104	FV	501,400	0	5,706.	472,900	974,300	974,300	Year End Roll	12/18/2019
2019	104	FV	391,200	0	5,706.	502,500	893,700	893,700	Year End Roll	1/3/2019
2018	104	FV	391,200	0	5,706.	366,500	757,700	757,700	Year End Roll	12/20/2017
2017	104	FV	368,200	0	5,706.	319,200	687,400	687,400	Year End Roll	1/3/2017
2016	104	FV	368,200	0	5,706.	271,900	640,100	640,100	Year End	1/4/2016
2015	104	FV	330,400	0	5,706.	266,000	596,400	596,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10910-435		8/25/1965			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2018	MEAS&NOTICE	BS	Barbara S
4/30/2009	Measured	372	PATRIOT
9/23/1999	Meas/Inspect	264	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 13	- Multi-Garden			Full Bath: 3	Rating: Average			KITCHEN IN BMT.												
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:															
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:															
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating:															
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:															
Sec Wall: 1	%			OthrFix: 1	Rating:															
Roof Struct: 2	- Hip			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 3	Rating: Average															
Color: WHITE				A Kits: 1	Rating:															
View / Desir:				Frl: 1	Rating:															
GENERAL INFORMATION				WSFlue: 1	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1925	Eff Yr Blt:			Location: 1																
Alt LUC:	Alt %:			Total Units: 1																
Jurisdict:	Fact: .			Floor: 1																
Const Mod:				% Own: 1																
Lump Sum Adj:				Name: 1																
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %															
Prim Int Wal 2	- Plaster			Functional: 1	%															
Sec Int Wall: 1	%			Economic: 1	%															
Partition: T - Typical				Special: 1	%															
Prim Floors: 3	- Hardwood			Override: 1	%															
Sec Floors: 6	- Ceramic Tile			Total: 26.4	%															
Bsmt Flr: 12	- Concrete			CALC SUMMARY																
Subfloor:				Basic \$ / SQ: 180.00																
Bsmt Gar:				Size Adj.: 1.11501324																
Electric: 3	- Typical			Const Adj.: 0.99470204																
Insulation: 2	- Typical			Adj \$ / SQ: 199.639																
Int vs Ext: S				Other Features: 146500																
Heat Fuel: 2	- Gas			Grade Factor: 1.00																
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																
# Heat Sys: 2				NBHD Mod: 1.00																
% Heated: 100	% AC: 1			LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 711944																
% Com Wal	% Sprinkled			Depreciation: 187953																
MOBILE HOME				Depreciated Total: 523991																
Make: 1				WtAv\$/SQ: 1	AvRate: 1															
Model: 1				Ind.Val: 1																
Serial #: 1				Juris. Factor: 1	Before Depr: 199.64															
Year: 1				Special Features: 0	Val/Su Net: 134.22															
Color: 1				Final Total: 524000	Val/Su SzAd: 232.06															
SPEC FEATURES/YARD ITEMS				PARCEL ID 007.0-0006-0024.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:							Total:								